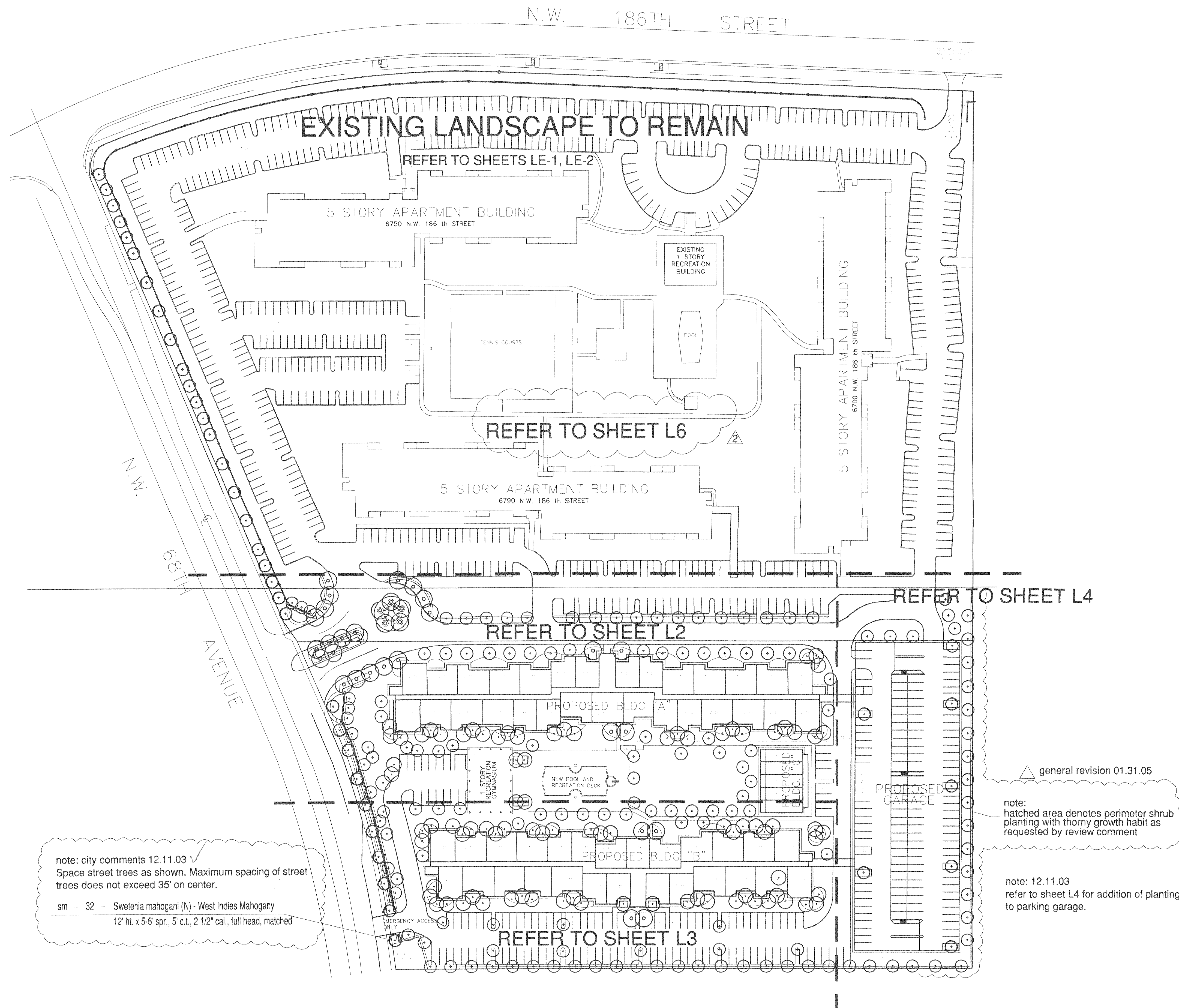


Phase II Country Club Towers Apartment Complex
NW 68th Avenue and 186th Street Miami, Florida



note: city comments 12.11.03
Space street trees as shown. Maximum spacing of street trees does not exceed 35' on center.

sm - 32 - Swetenia mahogany (N) - West Indies Mahogany
12' ht. x 5-6' spr., 5" c.t., 2 1/2" cal., full head, matched

note: 12.11.03
refer to sheet L4 for addition of planting to parking garage.

note:
hatched area denotes perimeter shrub planting with thorny growth habit as requested by review comment

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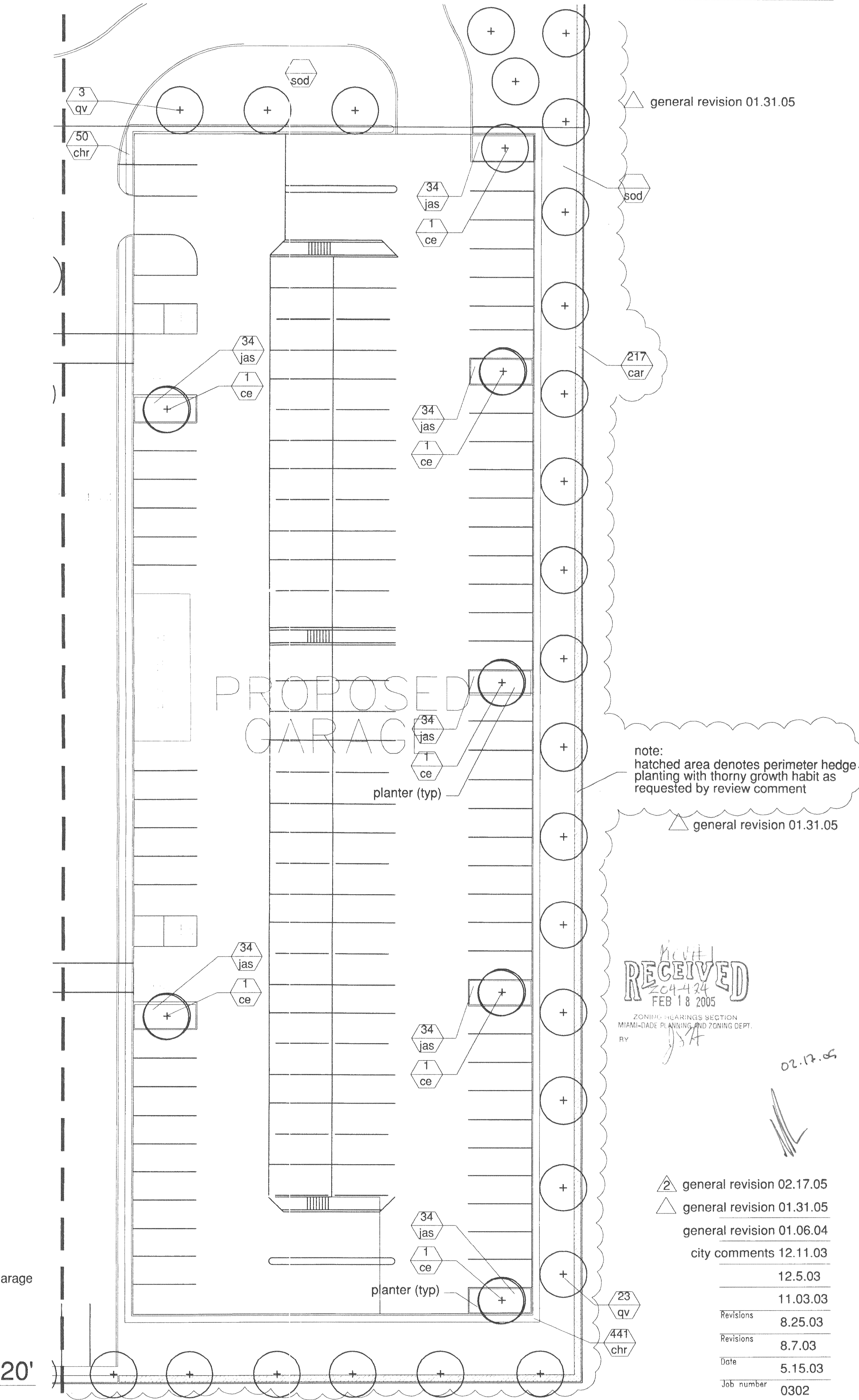
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general revision 02.17.05	
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city comments 12.11.03	
12.5.03	
11.03.03	
Revisions 8.25.03	
Revisions 8.7.03	
Date 5.15.03	
Job number 0302	
Sheet number	

overall site plan

50'

Country Club Towers Apartment Complex
NW 68th Avenue and 186th Street Miami, Florida



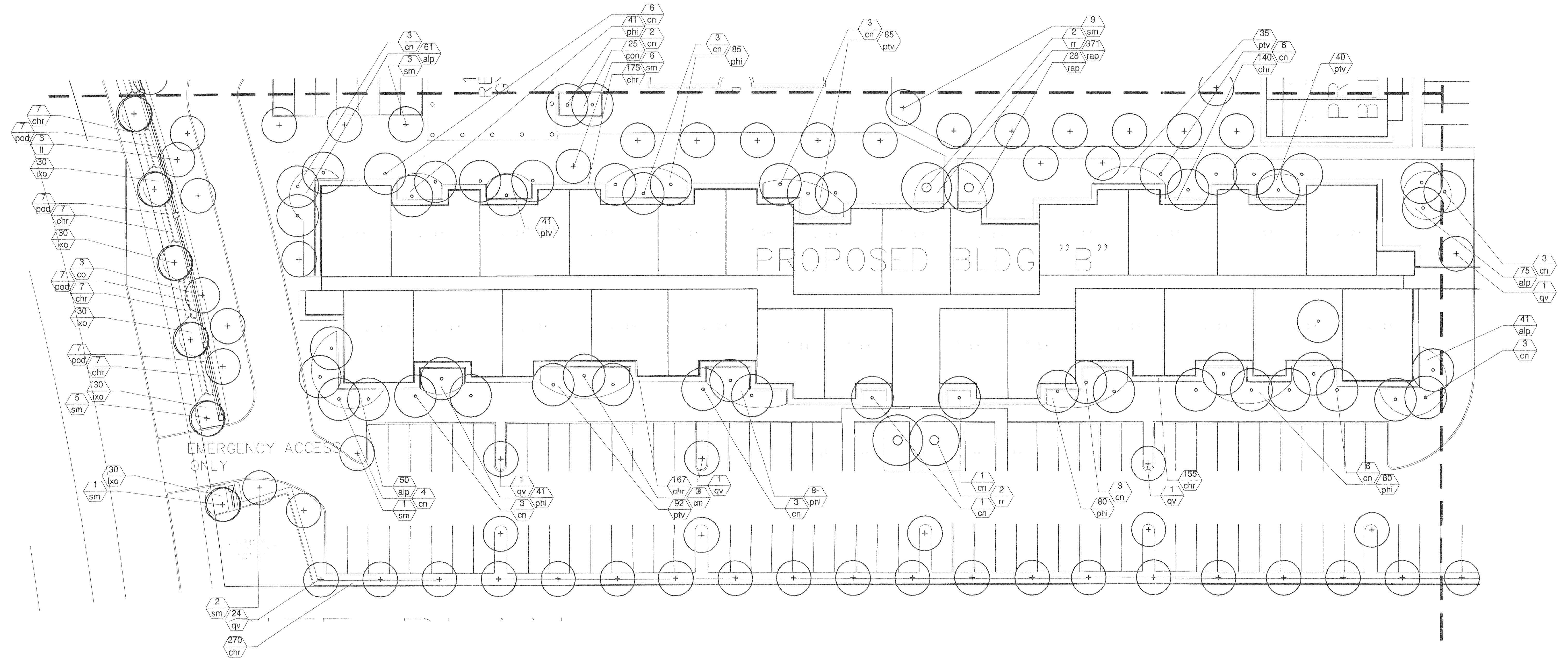
PLANT LIST -		
Trees:		
ce	- 7	- Conocarpus erectus - Green Buttonwood (N) 10' ht. x 5-6' spr., 4' c.t., full head, matched
qv	- 26	- Quercus virginiana (N) - Live Oak 10' ht. x 5-6' spr. 5' c.t. 2" cal. full head
PLANT LIST -		
Shrubs and Groundcovers		
chr	- 491	- Chrysobalanus ic. 'Red-Tip' (N) - Red Tip Cocoplum 3 gal. 24" ht. x 14-16" spr. full 2' o.c.
jas	- 238	- Jasminium volubile - Wax Jasmine 3 gal. 24" ht. x 14-16" spr. full 2' o.c.
sod	-	- St. Augustine Flor-iam solid sod
car	- 217	- Carissa macrocarpa - Natal Plum 3 gal. 3' ht. x 24" spr. space 30" o.c.

note: 12.11.03
addition of planters to garage

planting plan

Country Club Towers Apartment Complex

NW 68th Avenue and 186th Street Miami, Florida



PLANT LIST		
		Trees:
cn	53	Cocos nucifera 'Green Malayan'
		4-14' g.w. staggered hts.
co	3	Chrysophyllum oliviforme (N) - Satin Leaf
		10' ht. x 5-6' spr. 5' c.t. 2" cal. full head
ll	3	Ligustrum lucidum - Glossy Privet
		10' ht. x 5-6' spr. 5' c.t. 2" cal. full head
qv	28	Quercus virginiana (N) - Live Oak
		10' ht. x 5-6' spr. 5' c.t. 2" cal. full head
rr	4	Roystonea regia
		14' g.w. matched
sm	27	Swetenia mahoganyi (N) - West Indies Mahogany
		10' ht. x 5-6' spr. 5' c.t. 2" cal. full head

PLANT LIST		
		Shrubs and Groundcovers
alp	227	Alpinia z. 'Variegata' - Variegated Ginger
		3 gal. 16-18" ht. x spr. full 2' o.c.
chr	768	Chrysobalanus ic. 'Red-Tip' (N) - Red Tip Cocoplum
		3 gal. 24" ht. x 14-16" spr. full 2' o.c.
con	25	Conocarpus er. 'sericeus' (N) - Silver Buttonwood
		3 gal. 24" ht. x 14-16" spr. full 2' o.c.
ixo	150	Ixora c. 'Nora Grant' - Pink Ixora
		3 gal. 16-18" ht. x spr. full 2' o.c.
phi	255	Philodendron selloum - Split Leaf Philodendron
		3 gal. 16-18" ht. x spr. full 2' o.c.
pod	28	Podocarpus macrophyllus - Yew
		3 gal. 16-18" ht. x spr. full 2' o.c.
ptv	160	Pittosporum t. 'Variegata' - Variegated Pittosporum
		3 gal. 16-18" ht. x spr. full 2' o.c.
rap	56	Raphiolepis in. 'Dwarf Pink' - Dwarf Pink India Hawthorne
		3 gal. 16-18" ht. x spr. full 2' o.c.
sod	-	St. Augustine Flor-tam
		solid sod

planting plan

20'

EGS2corp.
landscape architecture

5996 S.W. 70th Street
South Miami Florida
305 • 274 • 2702

William A. Eager, A.S.L.A.
Lic. # LA0001187

50.17.05

2 general revision 02.17.05

△ general revision 01.31.05

general revision 01.06.04

city comments 12.11.03

12.5.03

11.03.03

8.25.03

8703

number
5.15.03

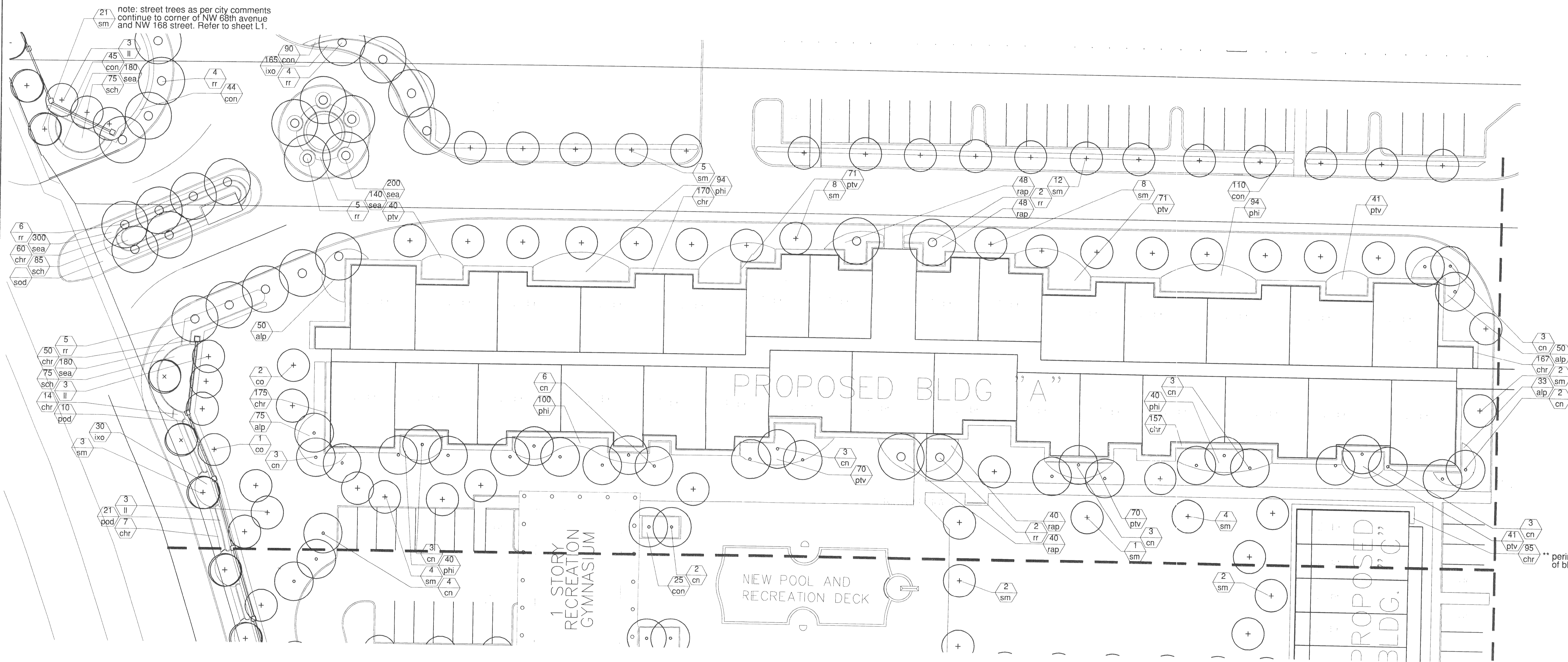
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LO

Phase II Country Club Towers Apartment Complex
NW 68th Avenue and 186th Street Miami, Florida



PLANT LIST -

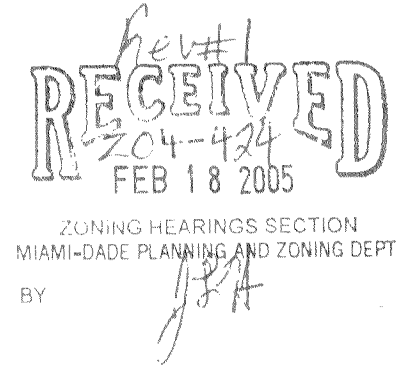
Trees:	
cn	35 - Cocos nucifera 'Green Malayan' 4-14' g.w. staggered hts.
co	3 - Chrysophyllum oliviforme (N) - Satin Leaf 10' ht. x 5-6' spr. 5' c.t. 2" cal. full head
ll	9 - Ligustrum lucidum - Glossy Privet 10' ht. x 5-6' spr. 5' c.t. 2" cal. full head
rr	28 - Roystonea regia 14' g.w. matched
sm	69 - Swietenia mahogani (N) - West Indies Mahogany 10' ht. x 5-6' spr. 5' c.t. 2" cal. full head

PLANT LIST -

Shrubs and Groundcovers	
alp	208 - Alpinia z. 'Variegata' - Variegated Ginger 3 gall. 16-18" ht. x spr. full 2' o.c.
chr	815 - Chrysobalanus ic. 'Red-Tip' (N) - Red Tip Cocoplum 3 gall. 24" ht. x 14-16" spr. full 2' o.c.
con	261 - Conocarpus er. 'sericeus' (N) - Silver Buttonwood 3 gall. 24" ht. x 14-16" spr. full 2' o.c.
ixo	195 - Ixora c. 'Nora Grant' - Pink Ixora 3 gall. 16-18" ht. x spr. full 2' o.c.
phi	368 - Philodendron selloum - Split Leaf Philodendron 3 gall. 16-18" ht. x spr. full 2' o.c.
pod	31 - Podocarpus macrophyllus - Yew 3 gall. 16-18" ht. x spr. full 2' o.c.

ptv	404 - Pittosporum t. 'Variegata' - Variegated Pittosporum 3 gal. 16-18" ht. x spr. full 2' o.c.
rap	176 - Raphiolepis in. 'Dwarf Pink' - Dwarf Pink India Hawthorne 3 gal. 16-18" ht. x spr. full 2' o.c.
sch	235 - Schefflera a. 'Variegata' - Dwarf Variegated Schefflera 3 gal. 16-18" ht. x spr. full 2' o.c.
sea	1000 - Seasonal Flowers - Same 6" pots full 12" o.c.
sod	- St. Augustine Flor-tam solid sod

planting plan



general revision 02.17.05
general revision 01.06.05
city comments 12.11.03

02.12.05

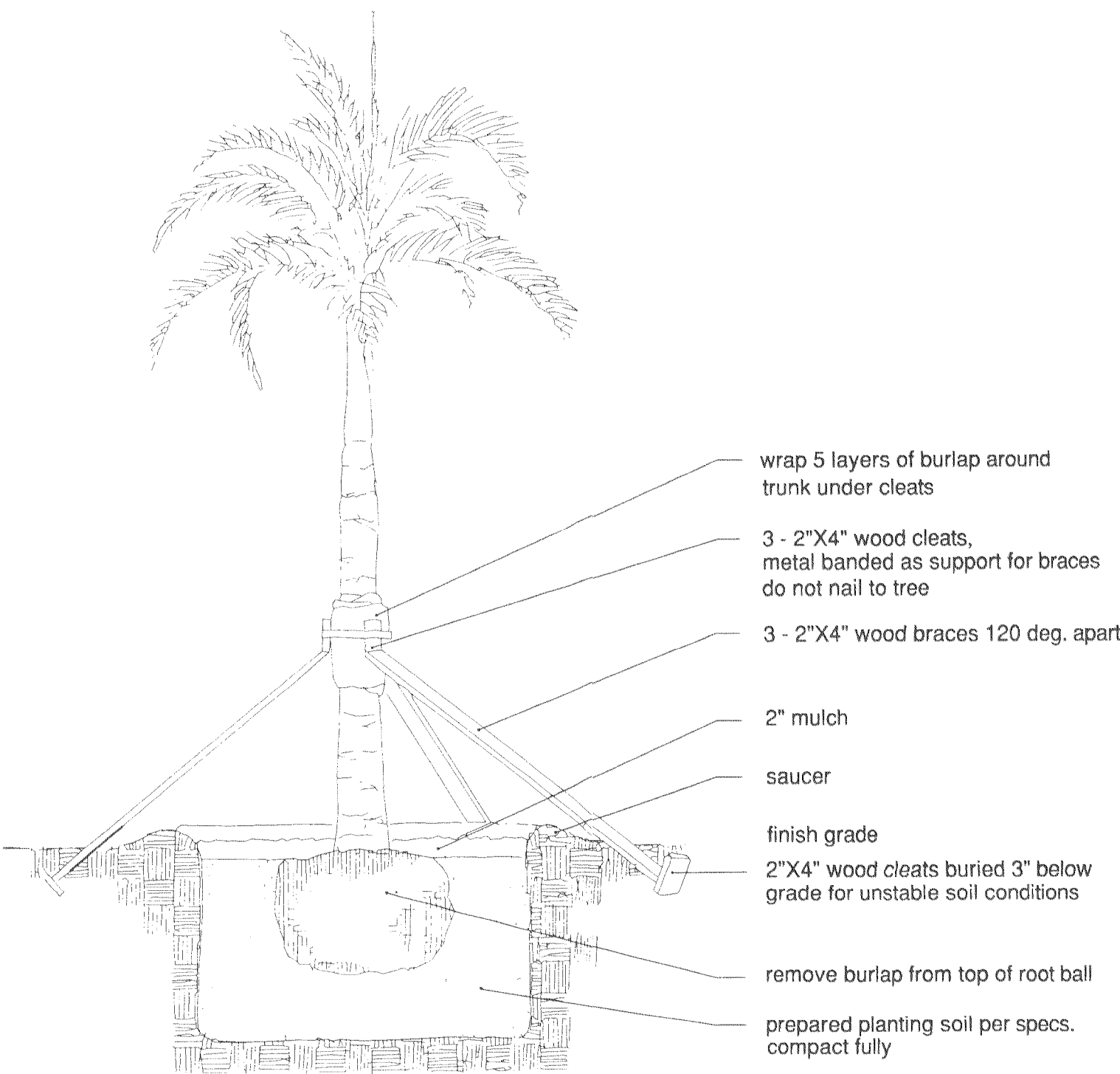
20'

general revision 01.31.05

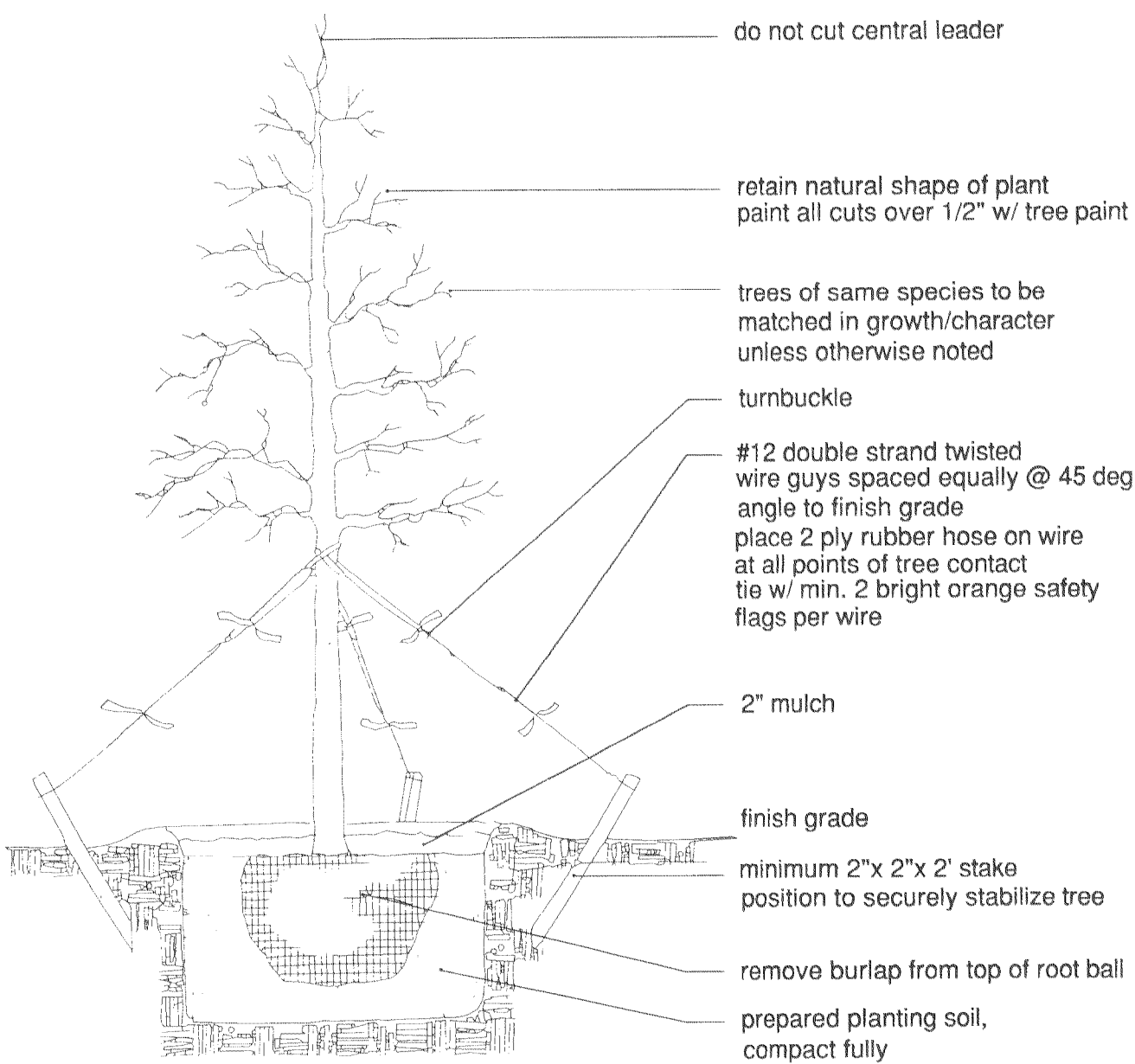
plant specifications

- Landscape Contractor shall be familiar w/ all work required by these drawings. This shall include all grading plans and detail sheets indicating depths of all plantings on the pool deck. If these sheets are not included, contact General Contractor.
- All plant material furnished by the Landscape Contractor unless otherwise specified in Grades and Standards for Nursery Plants, second edition: February 1998, by the Florida Department of Agriculture and Consumer Services Division of the Plant Industry, shall be Florida Grade #1 or better.
- All shrubs and groundcovers shall be guaranteed for 1 year from date of final acceptance. All trees and palms shall be guaranteed for 1 year from date of final acceptance. Sod shall be guaranteed for 90 days from final acceptance.
- Planting soil shall be weed free and consist of 60% clean silica sand, 30% everglades muck and 10% Canadian peat. All plants shall be installed with planting soil as indicated on details.
- Landscape Contractor shall be responsible for placement of planting soil on raised pool deck. Soil level as indicated on plans and details shall be after settlement.
- Landscape Contractor shall take all steps required to make all planting beds weed and grass free prior to planting.
- Landscape Contractor shall locate and verify all underground utilities prior to digging.
- All trees shall be staked and/or guyed in a good workmanlike manner as per attached details. No nail staking permitted.
- Any wire guys and/or fabric straps shall be flagged w/ fluorescent colored tape as shown in details.
- All trees shall be fertilized at installation w/ "Agriform Pills", 21 gram size, w/ a 20-10-5 formulation., (or approved equal) according to manufacturers recommendations.
- All other plants shall be fertilized at installation w/ "Osmacote" time release pellets (or approved equal) according to manufacturers recommendations.
- All trees in sod areas to have a 30" ring covered w/ a 2" layer of shredded mulch. Cover all shrub beds w/ a 2" layer of shredded mulch (other than cypress).
- Sod shall be St. Augustine 'Flor-Tam' (unless otherwise noted) laid w/ alternating abutting joints. Sod shall be laid to edge of curb or right of way. Sod in all areas not covered w/ plant material, paving, gravel or mulch. Sod to be laid level and w/ tight joints. Edges to be clean and smoothly cut to follow outline shown. Landscape Contractor responsible for take-off and 100% coverage of areas.
- Where quantities and/or species differ between the planting plans and plant lists, the plans shall take precedence.
- Landscape Contractor is responsible for doing a take-off of the attached plans. Plant list provided is for guidance only. Landscape Contractor, in submitting a proposal based on these plans, is responsible for all materials as noted on plans.
- Discrepancies shall be brought to the attention of the Landscape Architect.
- No changes shall be made without the prior consent of the Landscape Architect.
- All planting beds shall be treated w/ a pre-emergent herbicide as approved by the Landscape Architect.
- Landscape Contractor is responsible for coordinating with the General Contractor or Owner any and all conditions which may affect the scope of work.
- Landscape contractor shall include in bid all materials and labor as required to complete the job as indicated on the plans and as directed by the General Contractor. Bid shall include, filter fabric, drainage mat, protection board, mulch, crane and other equip., etc..
- All plant material shall meet or exceed specifications listed, but not be limited to, plant materials, planting soil and placement.
- All planted beds shall receive 100% coverage by a fully automatic irrigation system as per plans.
- Landscape Contractor shall be responsible for providing temporary watering provisions until such time as the irrigation system is operational.
- All areas labelled mulch/gravel to receive a 2" layer of material over a weed barrier material.

plant details



palm/large tree planting detail



small tree planting detail

landscape legend

Zoning District	RU4	Net Lot Area	19,312	acres	841,261	s.f.
OPEN SPACE		REQUIRED		PROVIDED		
A. Square Feet of open space required by Chapter 22, as indicated on site plan:		336,504	✓	361,934		
Net Lot Area = 841,261 s.f. x 40% =		336,504	✓	s.f.		
B. Square Feet of parking lot open space required by Chapter 18A, as indicated on site plan:		5310	✓	5310		
No. parking spaces 531 x 10 s.f. per parking space =						
C. Total s.f. of landscaped open space required by Chapter 33: A+B =		341,814	✓	367,244	✓	
LAWN AREA CALCULATION						
A. 341,814 total s.f. of landscaped open space required by chapter 33		341,814	✓	367,244		
B. Maximum lawn area (sod) permitted = 30 % x 341,814 s.f. =		102,544	✓	102,544	✓	
TREES						
A. No. trees required per net lot acre 28		541	✓	541	✓	
28 trees x 19,312 Net Lot Acres						
Less existing number of trees meeting minimum requirements						123
B. % Palms allowed: No trees provided x 30%		162		128		
Less existing number of trees meeting minimum requirements						34
C. % Natives Required: No. trees provided x 30%		162		241		
D. Street Trees (maximum average spacing of 25' o.c. - palms):						
1690 linear feet along street / 35		49	✓	29		
Less existing number of trees meeting minimum requirements						20
E. Street Trees located directly beneath power lines (maximum average spacing of 25' o.c.): x linear feet along street/25 =		n/a		na/		
SHRUBS						
A. No. trees required 590 x 10 + No. of shrubs required		5900	✓	7792		
B. % Natives required: No. shrubs required 5900 x 30%		1770		7792		

All areas to be 100% covered by fully automatic irrigation system

plant specifications, details and tabular data

general revision 02.17.05

general revision 01.31.05

general revision 01.06.04

city comments 12.11.03

12.5.03

11.03.03

8.25.03

8.7.03

5.15.03

0302

Job number

Sheet number

L5